

IN RE: PETITION FOR RESIDENTIAL VARIANCE* BEFORE THE
1914 Sue Creek Drive, 540' SE
of the c/l of Turkey Point Road * ZONING COMMISSIONER
(1914 Sue Creek Drive)
15th Election District * OF BALTIMORE COUNTY
5th Councilmanic District * Case No. 91-160-A
Kwan Woo Lee, et ux
Petitioners

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance to permit a building and window to tract boundary setback of 19 feet in lieu of the required 30 feet and 35 feet respectively, and to amend the last approved Final Development Plan of Sue Creek Landing, Plat 1 for a proposed addition in accordance with Petitioner's Exhibit 1.

Petitioners originally requested the relief through the administrative variance process. Subsequent to reviewing the site plan for the proposed addition, the Zoning Commissioner required that a public hearing be held to determine the appropriateness of the relief requested.

At the hearing, the Petitioners, by Kwan Lee, appeared, and testified. Also appearing on behalf of the Petition were Karen Diehl and Diana J. Griffith, on behalf of the Sue Creek Landing Property Owners' Association, John Mechinger, adjoining property owner, and William M. Swink, Contractor. Edward MacVaugh appeared and testified as a Protestant.

Testimony indicated that the subject property, known as 1914 Sue Creek Drive, consists of 5,235 sq.ft. zoned D.M. 5.5 and is improved with a single family dwelling. Said property is located within the Chesapeake Bay Critical Areas near Turkey Point. Petitioners are desirous of constructing a 16' x 16' addition to the rear of the subject dwelling to provide an additional bedroom. Testimony indicated that Petitioners'

daughter is currently sleeping in the basement and has developed a cough. Her doctor has advised that she be moved from the basement to the first floor. In support of their request, Petitioners submitted a letter of approval from the Sue Creek Landing Property Owners Association, Inc., marked Petitioner's Exhibit 2. Testimony indicated the relief requested will not result in any detriment to the health, safety or general welfare of the surrounding community.

Edward MacVaugh testified that he lives to the south of the subject property on Sue Creek Drive. He indicated that there are several community association covenants which in his opinion prohibit the proposed addition to Petitioners' home. Mr. MacVaugh testified that he would like to see the covenants strictly observed.

Concerning the matter of covenants, Petitioner's Exhibit 2 from the Sue Creek Land Property Owners Association, Inc. indicates their support of the proposed addition. It must be further noted that private covenant agreements are not an issue over which the Baltimore County Zoning Regulations (B.C.Z.R.) grants the Zoning Commissioner authority to enforce. Controversies arising out of such agreements must be resolved in a forum with jurisdiction to consider such matters.

After due consideration of the testimony and evidence presented, in the opinion of the Zoning Commissioner, the relief requested sufficiently complies with the requirements of Sections 307.1, 307.2 and 500.14 of the Baltimore County Zoning Regulations (B.C.Z.R.) and should therefore be granted. There is no evidence in the record that the subject variance would adversely affect the health, safety, and/or general welfare of the public. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

The facts and evidence presented tend to establish that special conditions or circumstances exist which are peculiar to the land or structures located within the Chesapeake Bay Critical Areas of Baltimore County; that to deny the relief requested would result in practical difficulty, unreasonable hardship, or severe economic hardship upon the Petitioner; and that strict compliance with the Chesapeake Bay Critical Area requirements and the B.C.Z.R. would deprive the Petitioner of rights commonly enjoyed by other properties in similar areas within the Chesapeake Bay Critical Areas in Baltimore County. The granting of the relief requested will not confer upon the Petitioner any special privilege that would be denied by the critical area regulations to other lands or structures within the Chesapeake Bay Critical Areas. Clearly, the request is not based upon conditions or circumstances which are the result of the Petitioner's actions, nor does the request arise from a condition relating to land or building use, either permitted or non-conforming, on another property. The relief requested is in harmony with the general spirit and intent of the Critical Areas Legislation for Baltimore County and conforms to the requirements as set forth in Section 500.14 of the B.C.Z.R.

In accordance with Section 500.14 of the B.C.Z.R., the Director of the Department of Environmental Protection and Resource Management has submitted recommendations which describe what steps the Petitioner must take to insure that the relief requested complies with the following Chesapeake Bay Critical Areas requirements to:

- 1) Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;
- 2) Conserve fish, wildlife, and plant habitat; and

- 3) Be consistent with established land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement, and activities of persons in that area can create adverse environmental impacts.

These recommendations shall be attached hereto and become a permanent part of the decision rendered in this case. There is no evidence in the record that the relief requested would adversely affect the health, safety, and/or general welfare of the public provided there is compliance with the requirements of the Department of Environmental Protection and Resource Management as more fully described below.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 27th day of February, 1991 that the Petition for Residential Variance to permit a building and window to tract boundary setback of 19 feet in lieu of the required 30 feet and 35 feet respectively, and to amend the last approved Final Development Plan of Sue Creek Landing, Plat 1 for a proposed addition, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief requested:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

PETITION FOR RESIDENTIAL VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, petition for a Variance from Section 504 (V.B.5.b., OMF) and 500.2.C.2.a. (V.B.5.a., OMF) to permit a building and window to tract boundary setback of 19' (rear) in lieu of 30' and 35' respectively; and to amend the last approved Final Development Plan of Sue Creek Landing, Plat 1.

I, the undersigned, do hereby declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

I, or we, agree to pay expenses of the above Variance posting and, if necessary, advertising, upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/we do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Property is to be advertised and/or posted as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Variance posting and, if necessary, advertising, upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/we do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

ORDERED by the Zoning Commissioner of Baltimore County, this 27th day of February, 1991, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that the property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 100, County Office Building in Towson, Baltimore County, on the 27th day of February, 1991, at 10:00 o'clock.

A PUBLIC HEARING HEARD BY THE ZONING COMMISSIONER OF BALTIMORE COUNTY, this 27th day of February, 1991, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that the property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 100, County Office Building in Towson, Baltimore County, on the 27th day of February, 1991, at 10:00 o'clock.

ORDER RECEIVED FOR FILING
Date: 2/27/91
By: [Signature]
Est post fee - 11/14/90

AFFIDAVIT

IN SUPPORT OF RESIDENTIAL ZONING VARIANCE

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/does presently or upon settlement will reside at
1914 Suecreek Drive Baltimore, Maryland 21221
(Address)

That based upon personal knowledge, the following are the facts upon which I/we base the request for a Residential Zoning Variance at the above address: (indicate hardship or practical difficulty)
I need the additional space for my family as my dining room is too small.

That Affiant(s) acknowledge(s) that if protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Kwan Woo Lee
AFFIANT (Handwritten Signature)
Kwan Woo Lee
AFFIANT (Printed Name)
Chong Hui Lee
AFFIANT (Handwritten Signature)
Chong Hui Lee
AFFIANT (Printed Name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 24th day of OCTOBER, 1990, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

KWAN WOO LEE AND CHONG HUI LEE

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in the form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

10-24-90
DATE

William M. Swink
NOTARY PUBLIC

My Commission Expires: FEBRUARY 1, 1995

ITEM #173
CRITICAL

DESCRIPTION

Beginning on the northeast side at Sue Creek Drive, 50 feet wide, at the distance of 540 feet southeast the centerline of Turkey Point Road, being Lot #7 of the subdivision of Sue Creek Landing, Plat 1, Book 45, Folio 36. Also known as 1914 Sue Creek Drive containing .120 acres in the 15th Election District.

91-160-A

IT IS FURTHER ORDERED that the Petitioner shall comply fully and completely with all requirements and recommendations of the Department of Environmental Protection and Resource Management, as set forth in their comments dated January 9, 1991, attached hereto and made a part hereof.

J. Robert Haines
Zoning Commissioner
for Baltimore County

JRH:bjs

ORDER RECEIVED FOR FILING
Date: 2/27/91
By: [Signature]

Baltimore County
Zoning Commissioner
County Office Building
131 West Chesapeake Avenue
Towson, Maryland 21204

Account: R-001-6150
Number

receipt
No 3743

Date: 10/28/90

H0100172

PUBLIC HEARING FEES	QTY	PRICE
010 -ZONING VARIANCE (IRL)	1 X	\$35.00
080 -POSTING SIGNS / ADVERTISING	1 X	\$25.00
TOTAL:		\$60.00
LAST NAME OF OWNER: LEE		

D4A04H0026HICRC \$60.00
24 0004-004H10-24-90

Please make checks payable to: Baltimore County

Cashier Validation:

Notice of Public Hearing

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 West Chesapeake Avenue in Towson, Maryland 21204 as follows:

Case Number: 91-160-A
 1914 Sue Creek Drive, 540' SE of Turkey Point
 15th Election District - 5th Councilmanic District
 Petitioner(s): Kwan Woo Lee and Chong Hui Lee
 Hearing Date: Thursday, February 21, 1991 at 10:00 a.m.

Variance to permit a building and window to tract boundary setback of 30 ft. and 35 ft. respectively, and to amend the last approved Final Development Plan of Sue Creek Landing, Plat 1.

J. Robert Haines
 Zoning Commissioner of Baltimore County

The Times

Middle River, Md., Jan 25, 1991
 This is to certify, That the annexed
 90# 0110266

was inserted in The Times, a newspaper printed and published in Baltimore County, once in each of 2 successive weeks before the 25th day of Feb, 1991
 J. Robert Haines
 Publisher.

REQUEST FOR HEARING

TO THE ZONING COMMISSIONERS FOR BALTIMORE COUNTY:
 Re: Case Number: 91-160-A
 Petitioner(s): Kwan Woo Lee
 Location: 1914 Sue Creek Dr.

SUE CREEK PROPERTY OWNERS ASSOCIATION, INC.
 1704 Edw. MacVaugh and Beverly MacVaugh
 (the 20 min)
 (Legal Owners - Residents, of Sue Creek Landing)
 856 Nicholas J. Pithko Esq
 856 Nicholas J. Pithko Esq
 856 Nicholas J. Pithko Esq 21204

J. Robert Haines
 City/State/Zip Code 21204

which is located approximately 300 feet from the property which is the subject of the above petition, do hereby formally request that a public hearing be set in this matter.

Nicholas J. Pithko Esq 12/6/90
 Signature Date

receipt

Baltimore County
 Zoning Commissioner
 County Office Building
 111 West Chesapeake Avenue
 Towson, Maryland 21204

Account: R-001-6150
 Number

Date 12/06/90
 12/06/90
 REVISED PUBLIC HEARING FEES QTY PRICE
 100 - REVISIONS (1RL) 1 X \$35.00
 100 - REVISIONS (1RL) 1 X \$35.00
 LAST NAME OF OWNER: LEE
 Request for Hearing
 91-160-A
 040480029MICHRD
 Please Make Checks Payable To: Baltimore County 03136F012-06-90 \$35.00

Cashier Validation

Baltimore County
 Zoning Commissioner
 County Office Building
 111 West Chesapeake Avenue
 Towson, Maryland 21204

Account: R-001-6150
 Number

Date 2/21/91
 2/21/91
 PUBLIC HEARING FEES QTY PRICE
 000 - POSTING SIGNS / ADVERTISING 1 X \$80.90
 LAST NAME OF OWNER: LEE
 040480044MICHRD
 Please Make Checks Payable To: Baltimore County 0314002-21-91 \$80.90

Zoning Copy

Please Make Checks Payable To: Baltimore County 0314002-21-91

receipt

111 West Chesapeake Avenue
 Towson, MD 21204

887-3353

DATE: 2/11/91

Kwan Woo Lee and Chong Hui Lee
 1914 Sue Creek Drive
 Baltimore, Maryland 21221

RE:

Case Number: 91-160-A
 NE/S Sue Creek Drive, 540' SE of Turkey Point
 15th Election District - 5th Councilmanic District
 Petitioner(s): Kwan Woo Lee and Chong Hui Lee
 HEARING: THURSDAY, FEBRUARY 21, 1991 at 10:00 a.m.

Dear Petitioner(s):

Please be advised that \$ 80.90 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 West Chesapeake Avenue, Room 113, Towson, Maryland fifteen (15) minutes before your hearing is scheduled to begin.

J. ROBERT HAINES
 ZONING COMMISSIONER
 BALTIMORE COUNTY, MARYLAND

CERTIFICATE OF PUBLICATION

TOWSON, MD., 1-25-1991

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 2 successive weeks, the first publication appearing on 1-24-1991.

THE JEFFERSONIAN,

S. Zate Orlan
 Publisher

\$ 37.50

NOTICE OF HEARING

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 West Chesapeake Avenue in Towson, Maryland 21204 as follows:

Case number: 91-160-A
 NE/S Sue Creek Drive, 540' SE of Turkey Point
 15th Election District - 5th Councilmanic District
 Petitioner(s): Kwan Woo Lee and Chong Hui Lee
 Hearing Date: Thursday, Feb 21, 1991 at 10:00 a.m.

Variance to permit a building and window to tract boundary setback of 30 ft. and 35 ft. respectively, and to amend the last approved Final Development Plan of Sue Creek Landing, Plat 1.

J. ROBERT HAINES
 Zoning Commissioner of Baltimore County
 1/27/91 Jan. 24

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

District: 15th Date of Posting: 1/14/91
 Posted for: Variance
 Petitioner: Kwan Woo Lee & Chong Hui Lee
 Location of property: NE/S Sue Creek Drive, 540' SE of Turkey Pt. Rd.
 1914 Sue Creek Drive
 Location of Signs: Being Sue Creek Dr., across 25' Fr. the alley on property of Petitioner.
 Remarks: None
 Posted by: [Signature]
 Number of Signs: 1

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

District: 15th Date of Posting: 1/16/90
 Posted for: Variance
 Petitioner: Kwan Woo Lee & Chong Hui Lee
 Location of property: NE/S Sue Creek Drive, 540' SE of Turkey Pt. Rd.
 1914 Sue Creek Drive
 Location of Signs: Being Sue Creek Dr., across 25' Fr. the alley on property of Petitioner.
 Remarks: None
 Posted by: [Signature]
 Number of Signs: 1

Baltimore County Government
 Zoning Commissioner
 Office of Planning and Zoning

111 West Chesapeake Avenue
 Towson, MD 21204

887-3353

January 14, 1991

NOTICE OF HEARING

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 West Chesapeake Avenue in Towson, Maryland 21204 as follows:

Case Number: 91-160-A
 NE/S Sue Creek Drive, 540' SE of Turkey Point
 15th Election District - 5th Councilmanic District
 Petitioner(s): Kwan Woo Lee and Chong Hui Lee
 HEARING: THURSDAY, FEBRUARY 21, 1991 at 10:00 a.m.

Variance to permit a building and window to tract boundary setback of 19 ft. (rear) in lieu of 30 ft. and 35 ft. respectively; and to amend the last approved Final Development Plan of Sue Creek Landing, Plat 1.

J. ROBERT HAINES
 Zoning Commissioner of Baltimore County

cc: Kwan Woo Lee and Chong Hui Lee
 Edwin MacVaugh 1/29/91

Baltimore County
 Zoning Commissioner
 Office of Planning and Zoning
 Towson, Maryland 21204
 (301) 887-3353

J. Robert Haines
 Zoning Commissioner

November 7, 1990

Kwan Woo Lee and Chong Hui Lee
 1914 Sue Creek Drive
 Baltimore, Maryland 21221

Dennis F. Rasmussen
 County Executive

Re: CASE NUMBER: 91-160-A
 LOCATION: NE/S Sue Creek Drive, 540' SE of Turkey Point Road
 1914 Sue Creek Drive

Dear Petitioner(s):

Please be advised that your Petition for Residential Zoning Variance has been assigned the above case number. Any contact made to this office should reference the case number. This letter also serves as a refresher regarding the administrative process.

1) Your property will be posted on or before November 21, 1990. The last date (closing date) on which a neighbor may file a formal request for hearing is December 6, 1990. Should such request be filed, you will receive notification that the matter will not be handled through the administrative process. This will mean advertising of the public hearing and requiring of the property. The public hearing will be scheduled approximately 30 - 45 days from receipt of said notice. In either case, (a) receipt of notification that you will have a public hearing or, (b) the posting of the closing date, the sign and post can then be removed from the property and returned to this office. Failure to return the sign and post will cause your Order to be held and incur a \$50.00 charge. Please be advised that the Order will not be available for you to pick-up the day you return the sign.

2) Assuming no neighbor has requested a public hearing, the file now enters the final review stage of the administrative process. The Zoning Commissioner must now decide whether to grant or deny the request. He also has the option to request a public hearing.

3) PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW AND THE DECISION MAKING PROCESS. WHEN THE ORDER IS READY IT WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION PRIOR TO BEING MAILED TO YOU.

Very truly yours,

G. G. Stephens
 (301) 887-3351

Baltimore County Government
 Zoning Commissioner
 Office of Planning and Zoning

111 West Chesapeake Avenue
 Towson, MD 21204

887-3353

December 6, 1990

Mr. & Mrs. Kwan Woo Lee
 1914 Suecreek Drive
 Baltimore, MD 21221

RE: Item No. 173, Case No. 91-160-A
 Petitioner: Kwan Woo Lee, et ux
 Petition for Residential Variance

Dear Mr. & Mrs. Lee:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE MINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3351.

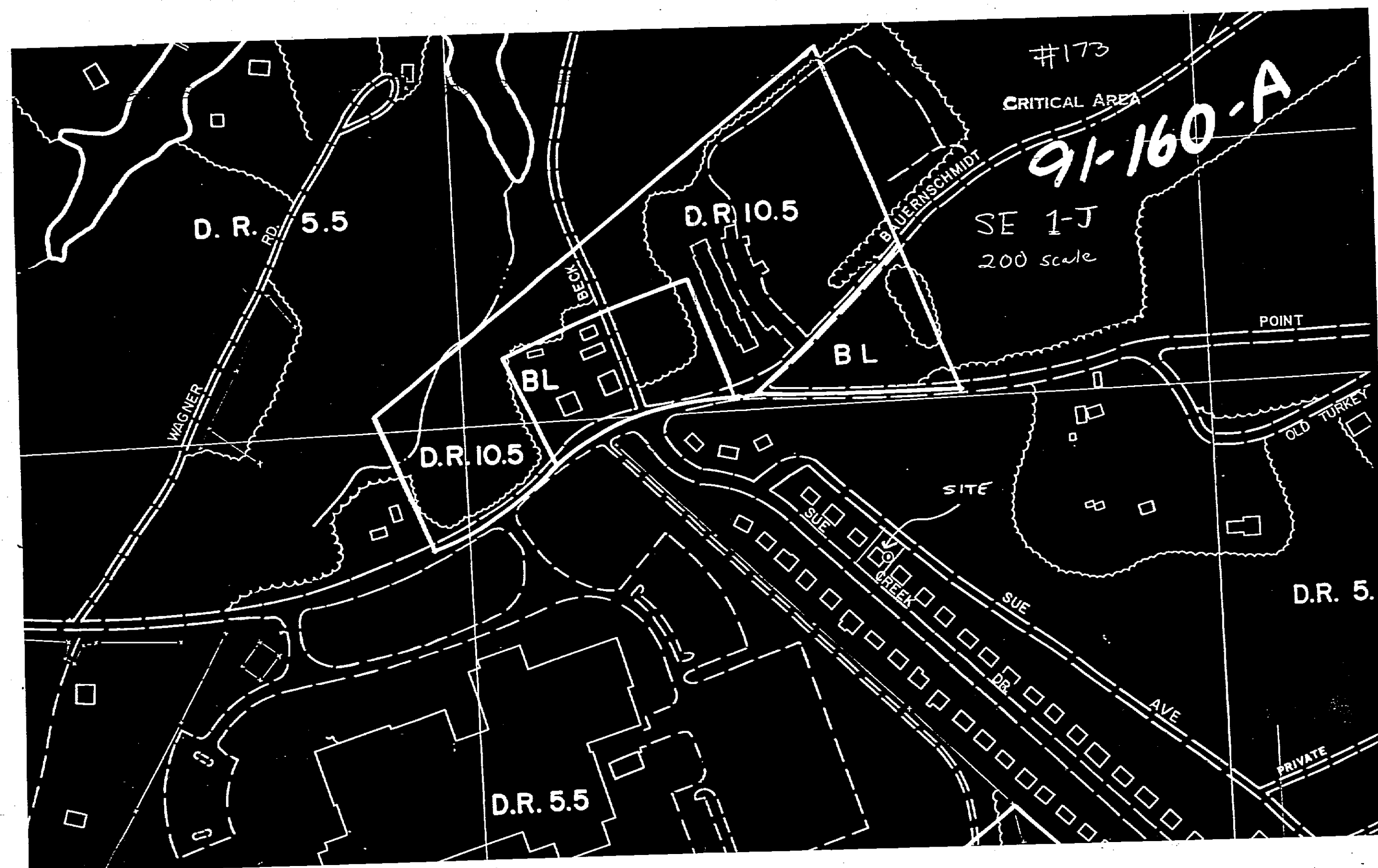
Very truly yours,

James E. Dyer
 Chairman
 Zoning Plans Advisory Committee

JED:jw

Enclosures

NAME		ADDRESS
James Duell -	Associates 112 Holly Creek Pkwy. Md 21221 Property Owners Assoc.	
Sharon G. Griffith	Associates 110 Holly Creek Pkwy. Md 21221 Property Owners Assoc.	
John Melongi -	194a Sun Creek Wa 21221	
William Smith	2024 W. CHARLES ST 21218	
CURE HOME IMPROVEMENT		



Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 1014 SUE CREEK DRIVE see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: SUE CREEK LANDING
plat book # 45, folio # 36, lot # 17, section # 1

OWNER: EDWIN MAC & CHARIC HILL LLP

91-160-A

PETITIONER'S EXHIBIT 1

Note: Addition will have window/door

19' rear yard tract boundary setback

540' SE CL of Turkey Pt. Rd.

Scale of Drawing: 1" = 50'

North

date: prepared by:

LOCATION INFORMATION

Councilman's District: 5th
Election District: 15th
1"=200' scale map: SE 17

Zoning: DM-5-5
Lot size: 1.20 acreage 6,225 sq. feet

SEWER: ☒ WATER: ☐

Chesapeake Bay Critical Area: ☒

Prior Zoning Hearings: none

CRITICAL AREA

Zoning Office USE ONLY!

reviewed by: ITEM #: CASE#:

MJK 173

Sue Creek Landing Property Owners Association, Inc.

2112 Holly Circle
Baltimore, Maryland 21221

Baltimore County Board of Appeal
111 W. Chesapeake Avenue
Towson, Maryland 21204

RE: Case Number 91-160A
1014 Sue Creek Drive
Baltimore, Md. 21221

Dear Sirs,

On or about December 6, 1990, you received a protest for a variance hearing in the name of Mr. Edwin S. MacVaugh and the Sue Creek Landing Property Owners Association on the above captioned case number.

At a Sue Creek Landing Property Owners Association Architectural Committee Meeting held on January 30, 1991, after careful consideration, the plans and specification as submitted by Mr. Lee for a 16'x16' addition to his current dwelling has been unanimously approved.

Since Mr. Lee has taken the appropriate steps to seek approval from the Sue Creek Landing Architectural Committee, the Sue Creek Landing Property Owners Association wishes to remove its name from the protest against the variance.

Moreover, Mr. Edwin S. MacVaugh was removed from the Board of Directors at an annual meeting of the Sue Creek Landing Property Owners Association on December 19, 1991. Mr. MacVaugh may still protest the variance, but as a private land owner only.

Thank you for your cooperation in this matter.

Sincerely,

Joseph H. Cook
Joseph H. Cook
President

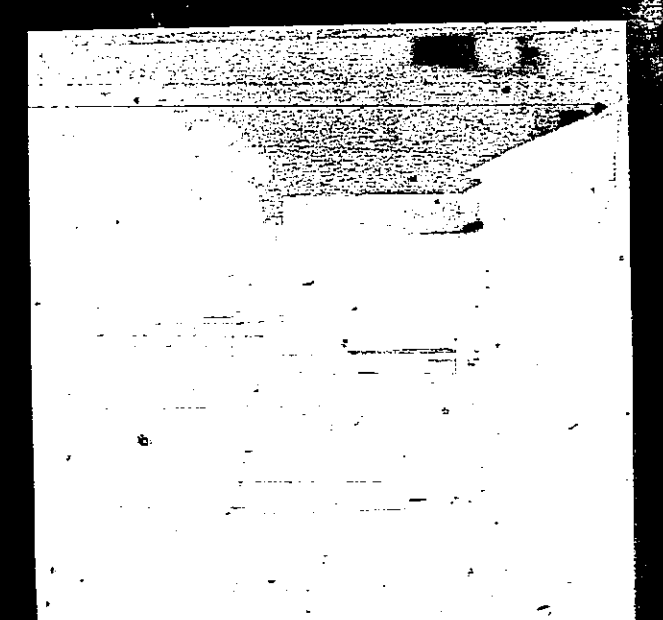
Diana Griffith
Diana Griffith
Vice-President

Karen H. Dichtl
Karen H. Dichtl
Secretary/Treasurer

cc: file
architectural committee

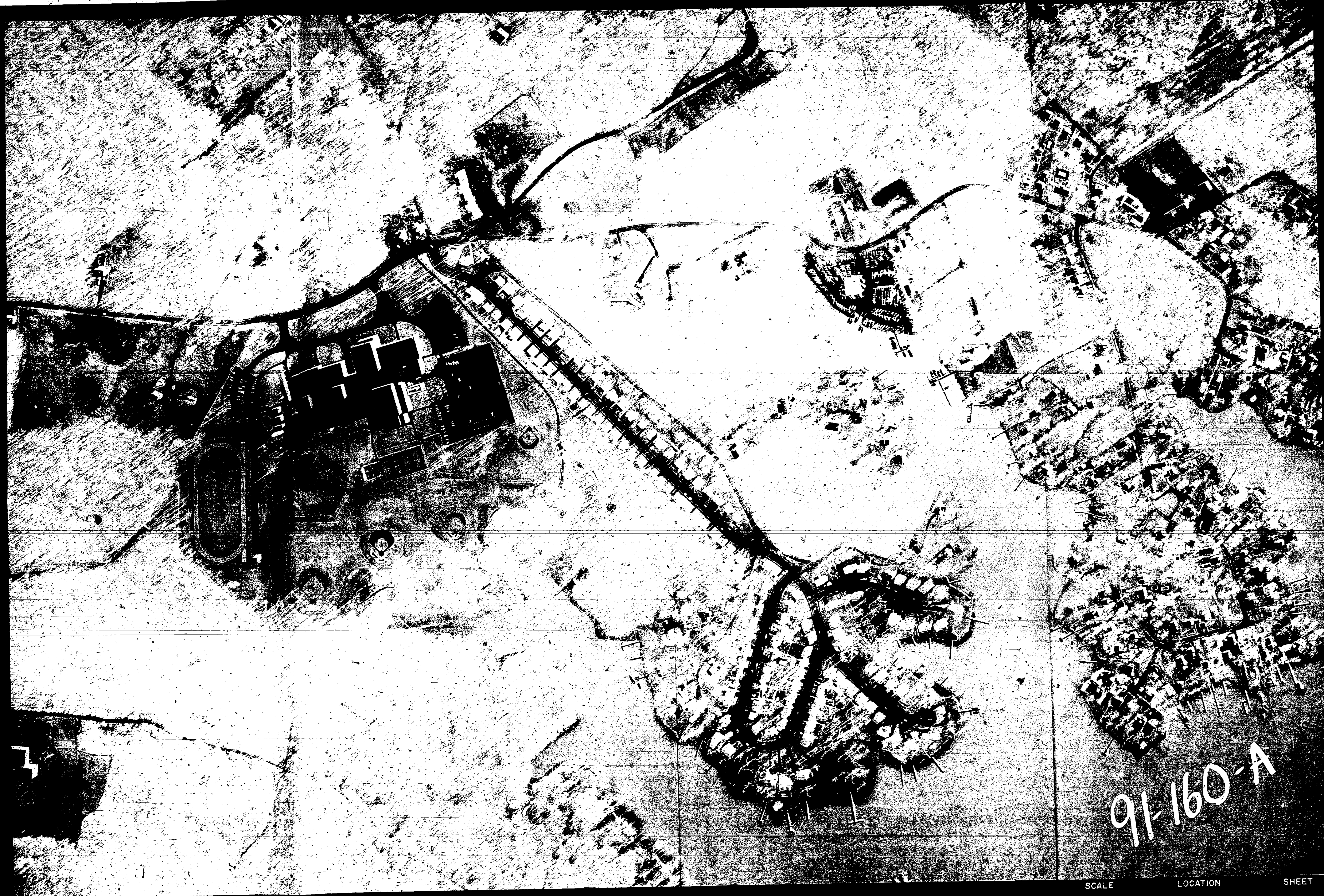
PETITIONER'S EXHIBIT 2

CASE #: 91-160-A



NEXT DOOR N EIGHTH HOUSE
SHOWING ADDITION WITH ONST 21'
SET BACK

PETITIONER'S EXHIBIT #3



91-160-A

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401

SCALE	LOCATION	SHEET
1" = 200' ±		SE
DATE	TURKEY POINT	CRITICAL AREA 1-J
OF		
PHOTOGRAPHY		#173
JANUARY		
1986		